

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 20, 2003 PLANNING COMMISSION MEETING

P.A.S.: Special Permit #2020, Randolph Square Community Unit Plan

PROPOSAL: CUP with 36 residential units, comprised of one 16-unit and two 8-unit apartment buildings, and 4 existing single-family homes.

LOCATION: 40th and Randolph Streets

WAIVER REQUEST:

Waive additional landscaping as required by the Design Standards.

LAND AREA: 2.92 acres, more or less.

CONCLUSION: The density and scale of this proposed development and its insertion in the middle of a block are too great of a departure from the character of the surrounding area to be compatible. The proposed design requires screening and should not be waived.

<u>RECOMMENDATION:</u>	Denial
Waive additional landscaping as required by the Design Standards	Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Lots 76, 222, 223, and part of Lots 67 and 226, all Irregular Tracts, located in the NW 1/4 of 29-10-7, Lancaster County, Nebraska.

EXISTING ZONING: R-4 Residential

EXISTING LAND USE: Single-family residential

SURROUNDING LAND USE AND ZONING:

North:	Single-family residential	R-4 Residential
South:	Single-family residential	R-4 Residential
	Office, retail	B-1 Local Business
East:	Single-family residential	R-4 Residential
West:	Single-family residential	R-4 Residential

ASSOCIATED APPLICATIONS:

Special Permit #2019
Randolph Square Early Childhood Care Facility

HISTORY:

Prior to the 1979 zoning update, this property was zoned B Two Family Dwelling. The update changed the zoning to R-4 Residential.

COMPREHENSIVE PLAN SPECIFICATIONS: The Future Land Use Plan shows this area as Urban Residential. (F 25) This project is located within the Top Priority Area. (F 27)

Urban Residential: Multi-family and single-family residential areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling unit per acre. (F 27)

Top Priority Area: Areas generally within the city limits at the beginning of the planning period. There are still significant infrastructure needs within the existing city and areas currently under development. (F 29)

Guiding Principles from the Comprehensive Plan Vision - Quality of Life Assets

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. The health of Lincoln's varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community's established neighborhoods. (F 15)

Guiding Principles for the Urban Environment - Overall Form

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (F 17)

Guiding Principles for the Urban Environment - Residential Neighborhoods

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (F 18)

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F 18)

Summary of Comprehensive Plan Assumptions

For transportation modeling purposes, an urban residential density factor of 3 dwelling units per acre was assumed for a majority of the designated future growth area. (F 35)

Guiding Principles for Existing Neighborhoods

Encourage a mix of compatible land uses in neighborhoods, but similar uses on the same block face. Similar housing types face each other: single family faces single family, change to different use at rear of lot. (F 69)

Strategies for New and Existing Urban Neighborhoods

The key to both new and existing urban neighborhoods is diversity. (F 71)

For existing neighborhoods, the diversity is often already in place, but efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods. Infill development also needs to respect the street pattern, block sizes and development standards of the area, such as having parking at the rear and front porches,

windows and doors on the front street side. The diversity of land uses, including commercial and congregate living facilities are important to the diversity of any area, provided they fit within the character of the block and neighborhood. (F 71)

UTILITIES: Utilities are generally available. The Public Works & Utilities Department will not accept a public storm sewer for this development.

TOPOGRAPHY: The site is higher in the middle, and slopes towards the north and southwest. Randolph Street, on the south of this site, is approximately 4' to 6' lower than the center, while J Street, located on the north of this site, is approximately 14' to 16' lower than the center.

TRAFFIC ANALYSIS:

The Comprehensive Plan identifies both 40th and Randolph Streets as Minor Arterials both now and in the future. (E 49, F 103) The Public Works & Utilities Department requires that left turn movements into or out of this site be prohibited along 40th Street.

Minor Arterial: This functional class serves trips of moderate length and offers a lower level of mobility than principal arterials. This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. (F 103)

ENVIRONMENTAL CONCERNS:

An overland flow path should be provided for flows greater than the capacity of the stormwater system. The grading contours as shown do not appear to allow for an overflow swale on the southeast corner of Lot 224, near the 16-unit apartment building. The proposal shows the removal of many mature trees.

AESTHETIC CONSIDERATIONS:

The City of Lincoln Design Standards chapter 3.75 Neighborhood Design Standards will apply to all new structures within this development. Chapter 3.9 Design Standards for Early Childcare Facilities will apply to the daycare.

ALTERNATIVE USES:

This property could continue to be used for single-family dwellings with the homes that currently exist on site. The CUP could propose single-family attached, two-family, and townhouses that are in character with the surrounding neighborhood.

ANALYSIS

1. This is a proposal for a Community Unit Plan for 36 dwelling units, comprised of one 16-unit and two 8-unit apartment buildings, and 4 existing single-family homes. Two existing single-family residences will be removed. There is also a request to waive additional landscaping as required by the Design Standards

2. This proposed CUP covers 2.92 acres, which could be developed with up to 32 units.
3. The density calculation should be revised using the appropriate formula. The formula used on the plan is for those proposals that include public streets. This proposal does not, and should therefore use the other formula. Using the appropriate formula, the allowable density drops from 37 units as shown to 32 units.
4. LMC §27.17.010 states that the R-4 Residential District “is intended to provide a stable area of residential use at a gross density in the range of three to five dwelling units per acre.” This development proposes a density of 12.3 units per acre. The block bounded by 40th, 42nd, Randolph and “J” Streets currently has a density of 3.4 units per acre. If this development is approved, the density on this block will increase to 7.3 units per acre.
5. LMC §27.65.030 requires the Planning Commission to make specific findings showing that the proposal meets the following criteria:

- (a) **That the land surrounding the tracts for the proposed community unit plan will not be adversely affected.**

This proposal will more than double the density of this block, and increase the density of the neighborhood as a whole. The Police and Public Works & Utilities Departments have raised concerns over traffic on 40th and Randolph Streets. The neighbors have raised pedestrian safety concerns within the neighborhood, especially along portions of “H” and “J” Streets that do not currently have sidewalks.

- (b) **That the proposed community unit plan is consistent with the intent and purpose of this title to promote the public health, safety, and general welfare.**

This proposal raises concerns over safety issues related to traffic, reasonable expectations for the future use of private property, and adverse effects on the use and enjoyment of private property.

- (c) **That the buildings and land in the proposed community unit plan shall be used only for single-family dwellings, two-family dwellings, townhouses, multiple dwellings, or dwellings for non-related persons and accessory uses and any other uses permitted in the zoning district in which the land is located.**

While multiple-family is not listed as a permitted use in the R-4 Residential District, this provision has been interpreted to allow them within an R-4 CUP.

- (d) **That the lot area per family within the proposed community unit plan will not be less than the lot area per family required in the zoning district or districts in which the tracts of the proposed community unit plan is located, except as otherwise provided in this chapter.**

The R-4 Residential lot area requirement required for this proposal is 2,500 sq. ft. per unit. The City of Lincoln Design Standards for CUP indicates the maximum density is

to be calculated at 13.93 dwelling units per acre, and reduced 20% since the area is less than 10 acres.

(e) This provision is not applicable.

6. The Comprehensive Plan generally encourages greater residential density in the urban areas, as well as a greater variety of uses. However, it also stresses the importance of existing neighborhoods and the need for future development to respect the character of existing neighborhoods.
7. LMC §27.65.010 states the purpose of the Community Unit Plan “is to permit and to encourage the creative design of new living areas, as distinguished from subdivisions of standard lot sizes and standard street systems, and in order to permit such creative design in buildings, open space, and their interrelationship while protecting the health, safety, and general welfare of existing and future residents of surrounding neighborhoods.”
8. The Design Standards for Community Unit Plans also offer guidelines for creative and compatible development. Chapter 3.35 §1.2 states “multiple family buildings shall be located, designed and arranged to maintain privacy for the adjacent residents and future residents. All structures and activities located near the boundary of the community unit plan shall be designed so as to be reasonably harmonious with the neighboring areas.”
9. The focus of the Neighborhood Design Standards is on “a limited number of basic design elements which have significant effect on compatibility, such as orientation of windows and entrances toward the street, height and massing, and location of parking.” Although they are not reviewed for compliance until building permit applications are reviewed, the scale of this proposal suggests these standards should be raised at this point.
10. This proposal places three long, two story buildings 25' from adjacent single-family residences, the majority of which are single-story. This creates the potential for noise and light pollution, as well as concerns over loss of privacy for the neighbors.
11. The proposal’s preservation of 4 existing homes on 40th and “J” Streets does preserve the existing streetscape appearance for the most part. However, this proposal does not appear to utilize other creative design techniques or interrelationships between open space and buildings in its layout. The height, massing, and parking and recreation areas do not appear to be located, designed, and arranged to maintain privacy for the adjacent residents and future residents or to be reasonably harmonious with the neighboring areas. The CUP appears to be utilized merely as a tool to

develop the property at the highest density allowed by the underlying zoning. Nearby infill developments, such as Three Pines Court and Christensen Court demonstrate more appropriate attention to design and scale issues.

12. The Lincoln Police Department has raised a concern regarding the intersection of 40th and “H” Streets. The hill north of the intersection is a concern for motorists turning from “H” Street onto 40th Street and for southbound motorists on 40th Street that are turning west onto “H” Street. The Police Department feels the increased traffic that will exit onto 40th Street from the parking lot will only exasperate the problem and possibly be the cause of future collisions or traffic related issues.
13. Based upon visibility restrictions, proximity to the Randolph Street intersection, and the lack of a left turn lane, the Public Works & Utilities Department will require the private drive taking access to 40th Street to be right turn in and right turn out only. A “pork chop” island needs to be shown on the site plan to facilitate this requirement. A left turn lane currently exists in Randolph Street, therefore the Public Works & Utilities Department has not recommended limiting turning from or onto Randolph Street to right turns only. The City Traffic Engineer has evaluated the effects of the addition of this proposed development plus the proposed daycare plus a possible new restaurant on the southwest corner of 40th and Randolph Streets, and concluded the capacity of the intersection is adequate to handle this additional traffic.
14. The site plan shows that traffic going to and coming from the apartment buildings will cross through the loading/unloading area and parking lot for the daycare facility. This raises concerns over pedestrian safety and increased potential for collisions.
15. Easements as requested by Lincoln Electric System must be shown. LES also requires a note be added stating that any relocation of existing facilities will be at owner’s expense.
16. The proposed storm sewer should be private, and as much as possible of the proposed storm sewer along “J” Street should remain on private property. The amount of the proposed storm sewer to be constructed in the public right-of-way along “J” Street should be minimized.
17. The grading contours as shown do not appear to allow for an overflow swale on the southeast corner of Lot 224, near the 16-unit apartment building. The plan must be revised to show that the overland flow is not being forced onto Lot 224.
18. Comments are attached from the Public Works & Utilities, Parks and Recreation, and Police Departments.

19. The neighbors have expressed their expectation that this block would remain single- and two-family residential, thereby maintaining the character of the neighborhood. They have also expressed concerns over the future use and enjoyment of their yards adjacent to two-story apartments, parking lots, and recreational areas.
20. This development can be distinguished from other community unit plans in that when the neighbors purchased their properties, there were no plans to develop this property. Although plans can and do change over time, this plan proposes a significant increase over the expectations of neighboring residents. This case suggests additional standards should be developed for CUP's proposed in established neighborhoods that will encourage greater compatibility in scale and design.
21. The waiver of additional landscaping is not appropriate in this case. There appear to be existing mature trees located along much of the property line. Applicant appears to have requested this waiver on the basis that the existing trees provide adequate screening. Therefore, Applicant should revise the landscape plan to include those trees that are located on their property in screening calculations. Once it has been determined that the existing trees are insufficient to meet minimum screening requirements, Applicant may request a waiver.
22. The neighboring residents are opposed to this development, as well as the daycare. They have submitted a petition in opposition, signed by 405 people. A copy of one page is attached as an example. The remaining pages of the petition are part of the file, and may be viewed at the Planning Department. The Planning Department has also received letters in opposition from 65 people living in the immediate area of this proposal. A copy of one letter is attached as an example. The remaining letters are part of the file, and may be viewed at the Planning Department

Should the Planning Commission choose to recommend Approval of this permit, the following conditions should be applied.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to show:
 - 1.1.1 Revised density calculations that conform to the Design Standards for Community unit Plan.

- 1.1.2 Revise the number of units to conform to the revised allowable density.
- 1.1.3 Revise the plan to conform to the Community Unit Plan ordinance, Design Standards for Community Unit Plans, and Neighborhood Design Standards.
- 1.1.4 Add a note stating that access to the site along 40th Street is limited to right turns in and right turns out only. Show a “pork chop” island to facilitate this requirement.
- 1.1.5 Submit a note for the approval of the Public Works and Utilities Department regarding the turning movements that will be allowed along Randolph Street.
- 1.1.6 Show easements required by LES. Also add a note stating that any relocation of existing facilities will be at owner’s expense.
- 1.1.7 Add a note for the approval of the Public Works and Utilities Department stating that the amount of proposed storm sewer located in the public right-of-way will be minimized.
- 1.1.8 Add to note 7 a provision that any tree removals will be replanted if there are trees designated to remain but removed due to construction and/or damage.
- 1.1.9 Show the existing driveway onto Randolph Street that lines up approximately with 41st street. Add a note indicating this driveway will be removed in order to construct the access shown on the plan.
- 1.2 Revise the landscaping plan to show:
 - 1.2.1 Indicate those trees that are located on Applicant’s property and demonstrate whether they meet the minimum Design Standards.
 - 1.2.2 Add to note 2 a provision that any tree removals will be replanted if there are trees designated to remain but removed due to construction and/or damage.
 - 1.2.3 Provide a community recreation plan that provides recreational opportunities for all ages.

1.2.4 All proposed tree removals, including those on City right-of-way must be shown on the revised plan.

1.3 Revise the grading plan to show:

1.3.1 Show that the overland flow is not being forced onto Lot 224.

2. This approval permits a Community Unit Plan with 32 dwelling units comprised of 4 single-family units and 28 multiple-family units.

General:

3. Before receiving building permits:

3.1 The permittee shall have submitted a revised and reproducible final plan including 10 copies and the plans are acceptable.

3.2 The construction plans shall comply with the approved plans.

3.3 Final Plats shall be approved by the City.

3.4 The required easements as shown on the site plan are recorded with the Register of Deeds.

3.5 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.

4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Greg Czaplewski
Planner

Date: August 6, 2003

Applicant: Steve TeSelle d/b/a Foresights, L.L.C.
3875 Smith Street
Lincoln, NE 68506
488.3992

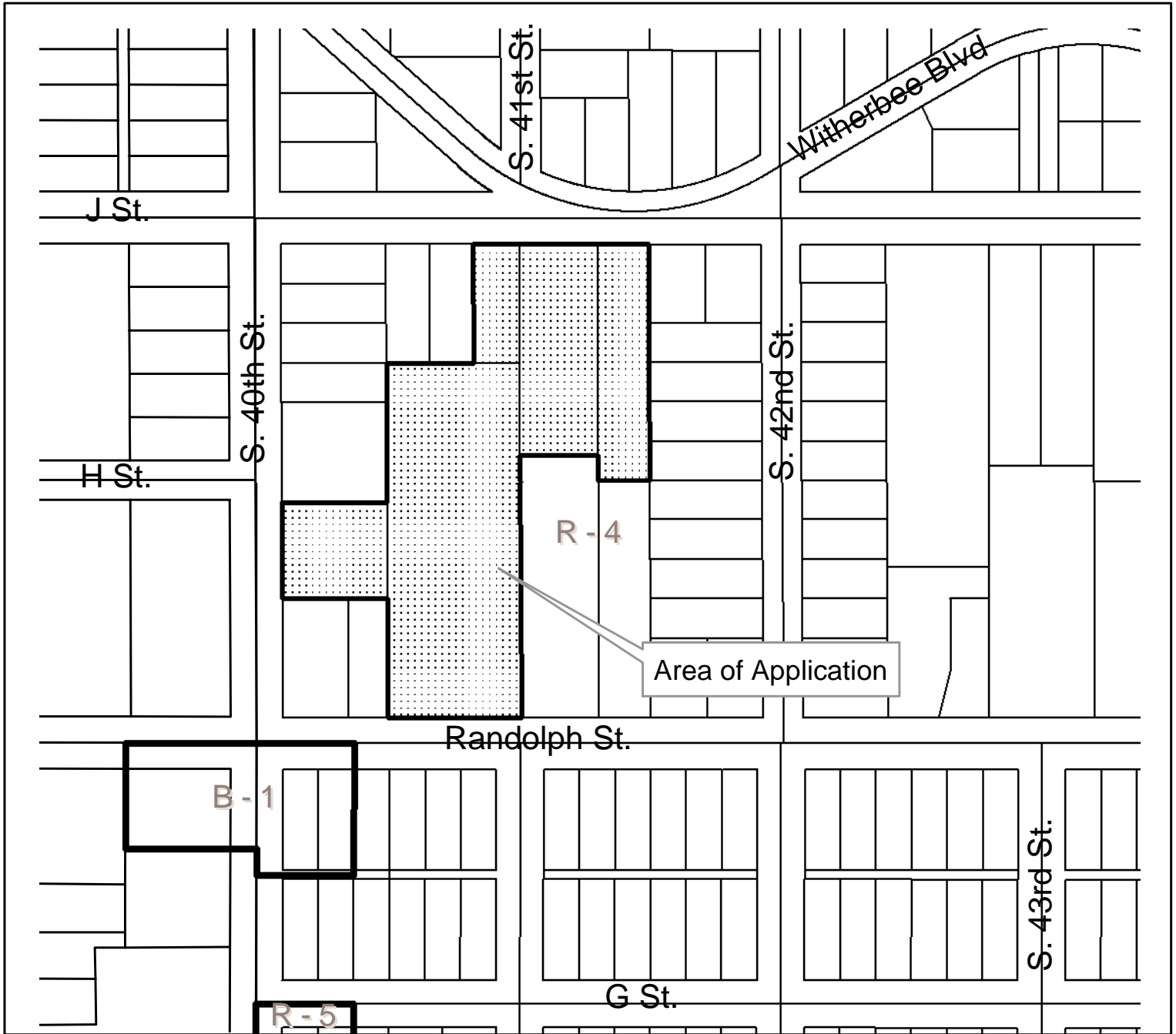
Owner: Same as Applicant

Contact: Design Associates, Inc.
J. D. Burt
1609 "N" Street
Lincoln, NE 68508
474.3000



**Special Permit #2020
S. 40th & Randolph St.
Randolph Square CUP**



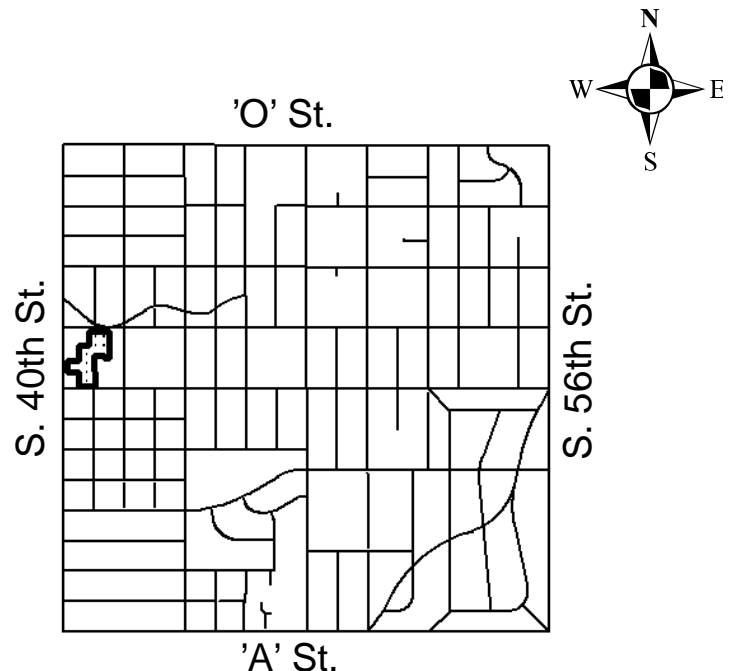
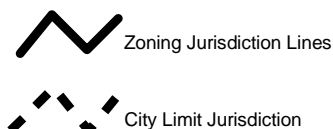


Special Permit #2020 **S. 40th & Randolph St.** **Randolph Square CUP**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 29 T10N R7E



**Design
Associates** of Lincoln, Inc.

Pershing Square
1609 'N' Street
Lincoln, NE 68508
Phone: (402) 474-3000 • Fax: (402) 474-4045

April 30, 2003

Marvin Krout
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508

RE: Randolph Square: Special Permit- Community Unit Plan
Special Permit- Early Childhood Care Facility

Mr. Krout:

On behalf of Steve TeSelle, dba Foresights, L.L.C., owner of property located between Randolph and "J" Streets, east of 40th Street, please accept this correspondence as supplemental information to the attached City Zoning Applications for Special Permit. These applications request approval of Special Permits for a Community Unit Plan and a Early Childhood Care Facility. The property is legally described as Lots 67 I.T., 72 I.T., 76 I.T., 222 I.T., 223 I.T., and 226 I.T., located in the Northwest Quarter of Section 29, T10N, R7E, Lincoln, Lancaster County.

Development of this 3.5-acre property proposes two 16-family buildings on the undeveloped portion of the site and demolition of two single-family dwellings located along Randolph Street to accommodate construction of an early childhood care facility. The early childhood care facility site is designed to meet licensing requirements for a 100-child facility. Three (3) existing single-family residences located along "J" Street and one (1) residence along 40th Street will be retained and made available for sale or lease.

The two story multi-family buildings are designed as condominiums to allow each unit to be sold individually. The proposed residential use and density are consistent with the existing R-4 zoning of the site and surrounding area. The community unit plan proposes 36 dwelling units, including three residences along "J" Street and one residence along 40th Street. A change of zone is not requested with these applications.

Access Randolph Square is provided by two joint accesses located on Randolph and 40th Streets. This alignment is intended to discourage use of adjacent local streets while providing a parking configuration that will allow joint use of stalls for land uses that typically do not have non-concurrent parking needs. Parking is provided for each land use that meets current city requirements.

Randolph Square is designed with a building setback of twenty-five (25) feet adjacent to the limit of the development. Privacy fence six (6) feet in height is proposed along portions of the perimeter to limit visibility of parking and activity areas from the adjacent residences. The existing trees located along the limit of the development will be preserved where possible.

MAY 9 2003

Site development will include construction of private utilities. Sanitary and water services will connect to existing public infrastructure in Randolph and 40th Street while storm sewer will be constructed between the multi-family parking lot and the existing storm sewer in "J" Street. Appropriate utility easements will be dedicated.

During our meeting with neighbors, several concerns were raised. Concerns included density/project scale, potential disruptive activities by tenants and traffic. The following is offered in response:

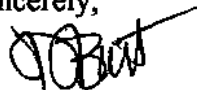
Density/project scale. The development proposes 36 dwelling units and early childhood care facility located on the 3.5-acre site. The maximum density of 37 dwellings would be allowed based upon the existing zoning of the site and the surrounding neighborhood. Site development includes preservation of four (4) residences located along 40th Street and "J" Street that will serve as a buffer to portions of the proposed development. Multi-family buildings are located a minimum of 25 feet from perimeter lot lines to provide an interior buffer to existing residences. Existing trees and privacy fence will be utilized along the limits of the development to provide screening to the adjacent properties.

Disruptive Tenants. The developer has re-evaluated the development with respect to individual ownership as a result of the neighbors concerns. Development of the site will include creation of a condominium regime to allow individual ownership of each unit within the two multi-family buildings. We concur with the neighbors that individual ownership will provide Randolph Square with a 'self-policing' environment that will likely discourage undesirable behavior.

Traffic. Access to the development has been limited to the adjacent arterial streets to reduce the potential of traffic on local streets. Since Randolph Square is located within a developed portion of the city and the development does not propose a change of zone that would allow an increase in density, it is assumed the adjacent arterial streets have been designed by the city to accommodate development of this property under its current zoning.

We look forward to approval and implementation of Randolph Square and would appreciate your favorable consideration. Please advise if additional information is desired.

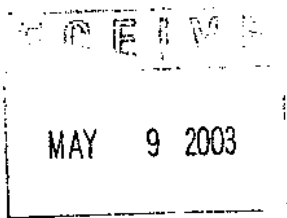
Sincerely,



J.D. Burt
For the firm

Attachments: Randolph Square Community Unit Plan
 Randolph Square Early Childhood Care Facility
 March 7, 2003 Letter to Neighbors
 March 20, 2003 Open House Invitation

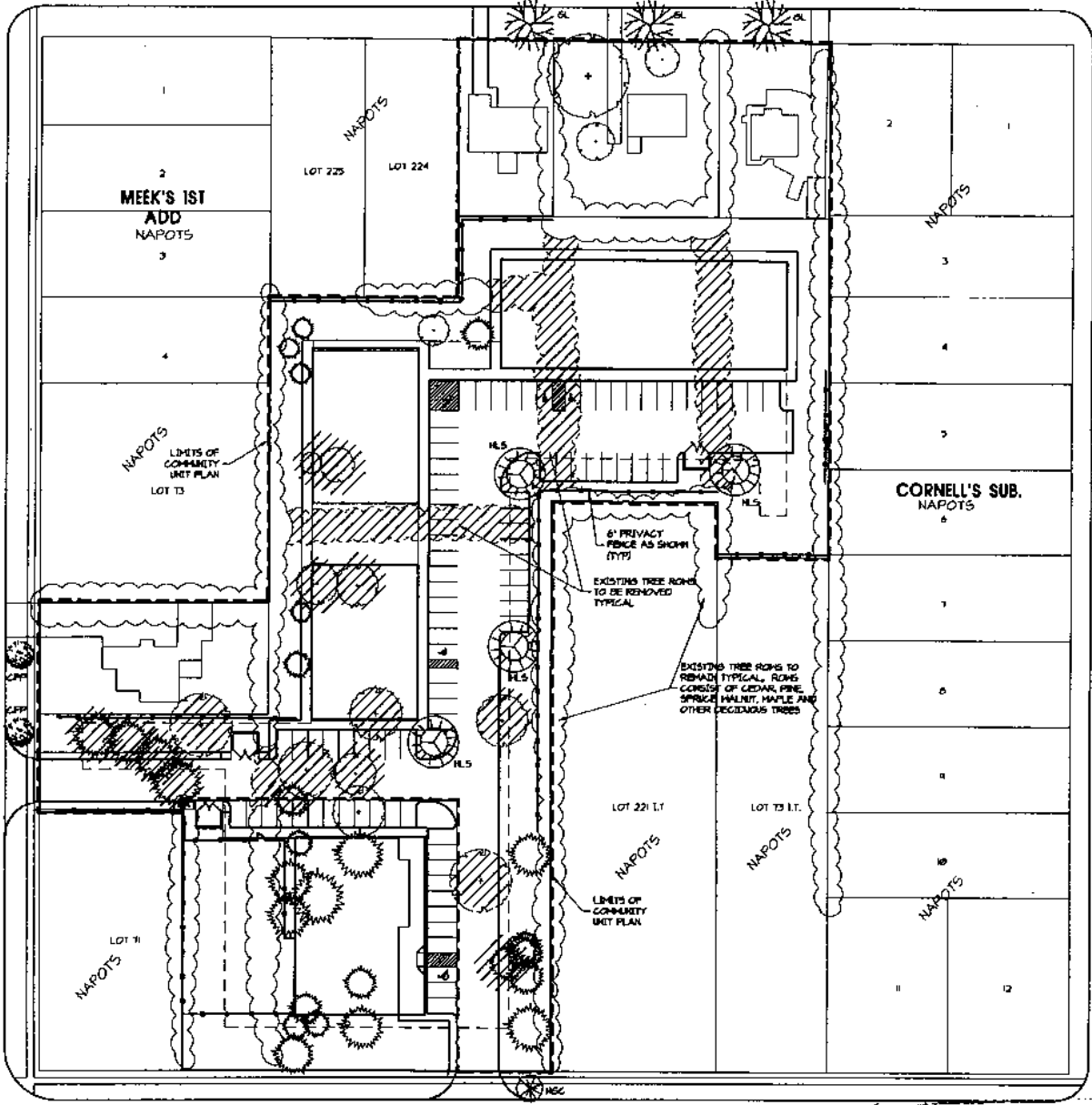
cc w/ attachments: Steve TeSelle
 Harold Heiser



J STREET

40TH STREET

42ND STREET



RANDOLPH STREET

RECEIVED

AUG 16 2003

LANDSCAPE PLAN
SCALE 1" = 40'

CITY OF LANCASTER
PLANNING DEPARTMENT

M e m o r a n d u m

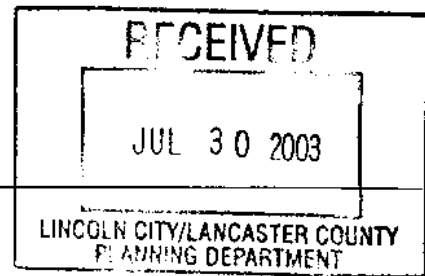
[REDACTED]

To: Brian Will, Planning Dept.
From: ^{BB} Bruce Brincey, Public Works and Utilities
Subject: Special Permit #2019, Early Childcare Facility for Randolph Square Addition
Special Permit #2020, CUP for Randolph Square Addition
Date: May 20, 2003
cc: Nicole Fleck-Tooze
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Special Permit #2019, an early childcare facility for Randolph Square Addition, and Special Permit #2020, Community Unit Plan for Randolph Square Addition, located at South 40th Street and Randolph Street. Public Works has the following comments:

- Public Works does not support the requested waiver to reduce drainage width from 30' to 25'. Public Works will not accept a public storm sewer for this addition. The proposed storm sewer should be private, and as much as possible of the proposed storm sewer along 'J' Street should remain on private property. The amount of the proposed storm sewer to be constructed in the public right-of-way along 'J' Street should be minimized.
- For the proposed multiple dwelling units, a water meter location should be shown on the site plan for connecting the proposed 6" private water main to the public water main in Randolph Street.

Memorandum



To: Greg Czaplewski, Planning Department
From: *CB* Chad Blahak, Public Works and Utilities
Subject: Randolph Square Special Permit and CUP
Date: July 29, 2003
cc: Randy Hoskins

Engineering Services has reviewed the special permit and CUP for Randolph Square, located at the northeast corner of 40th and Randolph Street, and has the following comments:

- The private drive taking access to 40th Street is to be right turn in and right turn out only. A "pork chop" island needs to be shown on the site plan to facilitate this requirement.
- The grading contours shown do not appear to allow for a overflow swale on the southeast corner of Lot 224 near the 16 unit apartment building. It needs to be shown that the overland flow is not being forced onto Lot 224.



UTILITIES DEPARTMENT

PUBLIC WORKS AND



MEMORANDUM

D

Fr

Sub

May, 13, 2003

Brian Will
Ben Higgins, Dennis Bartels

Devin Biesecker

Randolph Square Addition

Below are Watershed Management's comments for the Randolph Square Addition special permit. Comments are based on a three-sheet plan set stamped May 9, 2003 by the Planning Department.

1. An overland flow path should be provided for flows greater than the capacity of the stormwater system. This can be provided by grading a swale in the location of the drainage easement which will give the excess flow of water a more direct path to the street.

Memorandum

To: Greg Czaplewski, Project Planner
From: Randy Hoskins, City Traffic Engineer
Date: July 8, 2003
Subject: Randolph Square Community Unit Plan

I have reviewed the proposed Randolph Square CUP submittal and have the following comments:

- The access for this site onto 40th Street needs to be limited to right turns in and right turns out only. The crest on the hill immediately north of this driveway will cause sight distance concerns for the access, particularly southbound traffic waiting to turn left into the site. This is also a bad location for left turns due to its close proximity to the Randolph Street signal and the fact that there is no left turn lane in 40th Street at this point.
- The plans do not show the existing driveway onto Randolph Street that lines up approximately with 41st Street. This driveway will need to be removed in order to construct the access shown on the plans.

cc: Dennis Bartels



Brian J Will

05/21/2003 11:01 AM

To: Gregory S Czaplewski/Notes@Notes

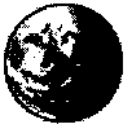
cc:

Subject: Randolph Square Addition

...and another.

Brian Will
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508
(402) 441-6362

----- Forwarded by Brian J Will/Notes on 05/21/2003 10:59 AM -----



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

05/21/2003 10:42 AM

To: Brian Will <BWill@ci.lincoln.ne.us>

cc:

Subject: Randolph Square Addition

Mr. Will,

After reviewing the Randolph Square Addition Special Permit #2019 the Lincoln Police Department does have an area of concern. The area of concern is the intersection of 40th and "H" Street. There is a hill north of the intersection that is a concern for motorists exiting "H" Street onto 40th Street and for southbound motorists on 40th Street that are turning west onto "H" Street. We feel that the increased traffic that will exit onto 40th Street from the daycare parking lot will only exasperate the problem and possibly be the cause of future accidents or traffic related issues.

Sergeant Michael Woolman
Lincoln Police Department

Memo



To: Greg Czaplewski, Planning Department

From: Mark Canney, Parks & Recreation

Date: July 22, 2003

Re: Randolph Square Addition SP 2019 PP 2020

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Revised plans need to be resubmitted.
2. All proposed tree removals, including those on City right-of-way must be shown on the revised plan.
3. Landscape Notes (No. 2) states that owner/developer reserves the right to remove dead and/or damaged trees in addition to removals indicated. Such removals should be replanted if there are trees designated to remain but one removed due to construction and/or damage.
4. Private roads need to have street trees spaced according to the City of Lincoln Standards on Street trees.
5. A Community Recreation Plan needs to be included showing a ½ court basketball court, swing, spring toys; recreation opportunity for all ages.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Greg Czaplewski

DATE: July 28, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood
Nate Brandt

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Randolph Square Add
SP #2019 CUP #2020
Resubmittal

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Randolph Square Addition with the following items noted:

- Total number of staff parking required will be determined by program set-up within the childcare. Staff to child ratio guide is taken from the Nebraska Department of Health and Human Services: Child Care Center Standards and is as follows:

Age Range of Children	Number of Staff	Number of Children
6 weeks to 18 months	1	4
18 months to 3 years	1	6
3 years	1	10
4 and 5 years	1	12
Kindergarten and up	1	15

- Prior to demolition or renovation of any existing commercial or residential structure an asbestos survey must be conducted and ten or more working days prior to demolition/renovation a notification of demolition must be provided to the LLCHD. These

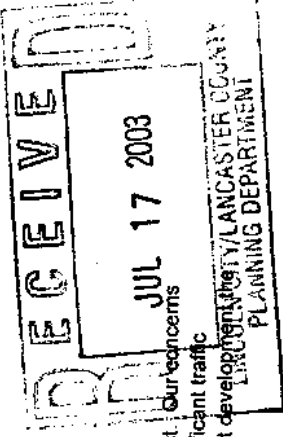
are federal Environmental Protection Agency (EPA) requirements related to asbestos removal/demolition activities. The EPA does allow for one residential building exemption with four or fewer dwelling units per owner/operator. Documentation related to this matter should be submitted to Harry LeDuc with the LLCHD at 3140 N Street, Lincoln, NE 68510. Mr. LeDuc can be contacted at 441-8034. *This has been addressed by the applicant in the site plan general notes.*

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter. *This has been addressed by the applicant in the site plan general notes.*
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved. *This has been addressed by the applicant in the site plan general notes.*

Randolph Square Petition originated by the Witherbee Neighborhood Association

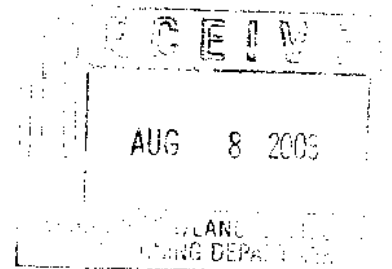
We the undersigned neighbors that live in close proximity to the Randolph Square property wish to voice our strong opposition to said proposed project are due adverse impact the project will have on the surrounding neighborhood by exceeding the current density of the surrounding area; causing significant traffic congestion due to increased parking and street usage demands; degrade of character, beauty and property value of our neighborhood. We do support development that preserves and enhances our neighborhood through utilization of quality homes that are consistent with the current density level of our neighborhood.

PRINT



Name	Address	Signature
1 FRANK BURNHAM	4600 J ST LINCOLN NE	Frank Burnham
2 ANNEBEE BURNHAM	4600 J St "	Annebee Burnham
3 ORLAND ROGERS	425 S 45	Orland Rogers
4 DAVID D. STICKNEY JR	410 S 45th ST Lincoln NE	David D. Stickney Jr
5 S. ELLIS	410 S. 45th Lincoln NE	S. Ellis
6 JEFF ANDERSON	410 B South 45th St	Jeff Anderson
7 JOYCE E. McMEEN	420 So. 45th St.	Joyce E. McMeen
8 LISA S. SHAFER	417 S 46th St Lincoln NE	Lisa S. Shafer
9 RUSSELL S. SHAFER	417 S. 46th St. Lincoln NE	Russell S. Shafer
10 ELLIS BENHAR	430 S 46th St	Ellis Benhar
11 RUTH M. ROBISON	510 South 46 Lincoln	Ruth M. Robison
12 MARGARET G. ROBISON	510 South 46 Lincoln	Margaret G. Robison
13 SAUON VALERIE	521 South 46 Lincoln	Sauon Valerie
14 SHELLEY J BROWN	521 South 46 UNCLINE NE	Shelley J Brown
15 RUTH ENGSTROM	520 South 46 - Lincoln	Ruth Engstrom

Lincoln/Lancaster Planning Commission
555 So. 10th Street, Rm. 213
Lincoln, NE 68508



Planning Commission:

I am writing to express my interest in preserving, protecting and enhancing the community's quality of life. A project called Randolph Square located within the block bordered by 40th, Randolph, 42nd and J Streets is a threat to that quality as proposed.

It is of interest to me that the neighborhood maintain its density ratio of approximately 4.1 units per acre. The proposed project would put the block mentioned at 6. Such a density will have an effect on the vehicle traffic patterns of the area and that in turn will threaten the pedestrian traffic. Parking in the plan was seen as not adequate and it is anticipated that parking will then be utilized on the side streets. This is an area of Lincoln that residents have become used to using the streets as sidewalk and are content with that ability. School children in the morning use these same streets to walk to the area schools. The current traffic and density allow that.

The Child Day Care facility proposed will also present a traffic flow increase and use of the side streets to accommodate access. The developers don't anticipate this; however, the neighborhood has good reason to feel otherwise. We drive too.

Other concerns I and others have with the project are water drainage from such a large parking lot, emergency vehicle access to a confined area, and stresses to the infrastructure that have been here for a 2.8 house per acre block, to mention a few.

We agree a development of some type of single family or duplex development would maximize use of the property. Keeping the density of the block at around 4 to 4.5 units per acre would help to blend in the new with the old to the benefit of both. Owner occupied as well as renter occupied could also be a part of this blend. With a wholesale density increase comes a depreciated desire to live in the area by the current residents. This decrease in desire translates to a decrease in property values and a drop in property maintenance. The character of the neighborhood is not what it used to be.

The proposed Randolph Square is an attack on the community's quality of life. I am against that type of project.

Signed by: Josh Hays
Josh Hays

Date: 7-29-03